



Watton Road, Little Cressingham THETFORD IP25 6ND

welcome to

Watton Road, Little Cressingham THETFORD

> > LARGE GARDEN! A three bedroom detached bungalow, located within the rural village of Little Cressingham. This fabulous home boasts a driveway, garage, outbuildings, large plot, three double bedrooms, oil-fired central heating, UPVC double glazed windows and more!



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

The Accommodation

UPVC external entrance door opening to:

Entrance Porch

Carpet flooring, radiator, UPVC part double glazed external entrance door to front aspect.

Entrance Hall

Carpet flooring, loft hatch access, airing cupboard.

Lounge

19' 6" x 10' 11" (5.94m x 3.33m)
Carpet flooring, radiator, UPVC double glazed window to front aspect.

Kitchen

19' 6" x 10' 11" (5.94m x 3.33m)
A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer, space for cooker, plumbing for dishwasher, radiator, tiled-effect flooring, UPVC double glazed window to rear aspect.

Utility Room

8' 8" x 5' 5" (2.64m x 1.65m)
Inset sink and drainer, plumbing for washing machine, external entrance door to rear aspect, UPVC double glazed window to rear aspect.

Conservatory

8' 3" x 8' 2" (2.51m x 2.49m)
Tiled flooring, UPVC double glazed construction.

Bedroom 1

11' 11" x 10' 7" (3.63m x 3.23m)
Carpet flooring, built-in wardrobes, radiator, UPVC double glazed window to front aspect.

Bedroom 2

11' x 8' (3.35m x 2.44m)
Carpet flooring, built-in wardrobes, radiator, UPVC double glazed window to rear aspect.

Bedroom 3

8' 8" x 7' 11" (2.64m x 2.41m)
Carpet flooring, radiator, UPVC double glazed window to front aspect.

Family Bathroom

Fully tiled suite comprising low level w.c, hand wash basin, shower cubicle, vinyl flooring, heated towel rail, UPVC double glazed obscured window to rear aspect.

Outside

To the front of the property, a garden is mainly laid to lawn and decorated with mature shrubs. A driveway provides parking for multiple vehicles and access to the garage. Further parking can be found to the side of the property and one of the many outbuildings can be used as a car port. Vehicle access can be given to the rear garden.

To the rear of the bungalow, the garden is also mainly laid to lawn, with a variety of mature shrubs and trees and hedging bordering the boundary.

Garage

20' 3" x 8' 8" (6.17m x 2.64m)
Power and light, power and light, internal side access.

Location

Little Cressingham is a small, picturesque village nestled in the rural heart of Norfolk, England. Situated near the edge of the Breckland district, it offers a tranquil countryside setting with vast open fields, scattered woodlands, and gently rolling hills. The village is known for its historic charm, with a mix of traditional brick and flint cottages, farmhouses, and narrow, winding lanes lined with hedgerows. One of the key landmarks is the 14th-century All Saints' Church, renowned for its round tower and peaceful churchyard. Nearby, the River Wissey flows through the landscape, adding to the village's serene atmosphere. Little Cressingham is surrounded by nature, including heathland and farmland, making it a quiet retreat with rich historical roots and a strong connection to the rural Norfolk landscape.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Detached Bungalow
- Garage & Driveway

Tenure: Freehold EPC Rating: E

guide price

£280,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108497 - 0004

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